

**BOROUGH OF WIND GAP
29 MECHANIC STREET
WIND GAP, PA 18091
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EXECUTIVE SESSION

The Council met from 6:30 p.m. to 7:30 p.m. for Executive Session at Wind Gap Borough Hall.

The Council meeting of the Borough of Wind Gap on Monday, March 7, 2011, was called to order at 7:30 p.m. by Council President Scott Parsons, at which time he reminded those present that the meeting was being recorded. In attendance were Councilpersons: Tony Curcio, Kerry Gassler, Dave Hess, George Hinton, John Maher, and Joe Weaver. Also in attendance were Mayor James Shoemaker., Borough Solicitor Ronold Karasek, Borough Engineer Brian Pysher, and Borough Administrator Louise Firestone.

Scott Parsons reported that Borough Council was in Executive Session to discuss personnel issues and at this time no action will be taken.

PUBLIC HEARING 7:35pm – PROPOSED ORDINANCE NO. 473

An ordinance of the Borough of Wind Gap amending a portion of the zoning map of the Borough of Wind Gap, Northampton County, Pennsylvania in the area of North (Upper) Broadway changing the zoning district from R-8 (Medium Density Residential) to C (Community Commercial) and I-C (Industrial and Heavy Commercial) and in the approximate area of Alpha Road (to the North), Utica Avenue (to the East), North of Poplar Street (to the South) and Mountain Alley (to the West).

The proposed ordinance was duly advertised, residents within the affected area were given notice, and the area was conspicuously posted by the Borough at points deemed sufficient by the Borough along the tract to notify potentially interested citizens of the proposed zoning change.

PUBLIC COMMENT

1. Dave Silliman of Utica Avenue voiced his concern and the concern of others in the affected area. He stated that he and others are questioning the reason behind the re-zoning, and want to know if Utica will be extended or will any commercial development be taking place. Council responded as follows:
 - The present firehouse is in disrepair may need to relocate, the legion and the ambulance are currently in a residential zone and may need to be relocated, the borough buildings need to be zoned correctly, and it only makes sense to make the strip through town uniform (commercial), single family dwellings are still permissible with the zoning change.
 - Council noted that plans to extend Utica were never discussed, and there are no plans to sell or commercially development property on Utica behind the Legion.
 - Councilman Gassler stated the Comprehensive Plan recommended the Commercial District to include North Broadway. Attorney Karasek stated that the proposed zoning ordinance was reviewed by the Lehigh Valley Planning Commission (LVPC) and they indicated zoning district changes are of a local concern. However, both existing and proposed zoning are consistent with the County Plan.

- The LVPS review suggested the Borough may want to weigh some commercial uses with residential uses, these mixed uses may require additional buffering – the nature of commercial may make a difference. The LVPC had no comment to disagree. Brian Pysher mentioned that all comments are addressed in the zoning ordinance.

Being there was no other public comment, a vote was taken to close the Public Hearing. The Hearing was closed **on a Motion** by Kerry Gassler, and seconded by Tony Curcio. Vote 7-0 in favor.

APPROVAL OF EXPENSES

On motion by Kerry Gassler to approve the February 2011 expenses in the amount of \$39,798.82 and seconded by Tony Curcio. Roll call vote taken. Motion carried unanimously. Vote 7-0 in favor.

APPROVAL OF MINUTES

On motion by John Maher to approve the meeting minutes of September 7, 2010 and seconded by Kerry Gassler. Roll call vote taken. Motion carried unanimously. Vote 7-0 in favor.

On motion by Dave Hess to approve the meeting minutes of October 19, 2010 and seconded by Kerry Gassler. Roll call vote taken. All in favor, except Joe Weaver who abstained. Motion carried with a vote of 6-0-1.

On motion by Kerry Gassler to approve the meeting minutes of November 1, 2010 and seconded by Dave Hess. Roll call vote taken. Motion carried unanimously. Vote 7-0 in favor.

On motion by Tony Curcio to approve the meeting minutes of November 16, 2010 and seconded by John Maher. Roll call vote taken. All in favor, except Kerry Gassler who abstained. Motion carried with a vote of 6-0-1.

On motion by Tony Curcio to approve the meeting minutes of December 6, 2010 and seconded by Kerry Gassler. Roll call vote taken. All in favor, except Scott Parsons who abstained. Motion carried with a vote of 6-0-1.

On motion by John Maher to approve the meeting minutes of December 21, 2010 and seconded by Tony Curcio. Roll call vote taken. Motion carried unanimously. Vote 7-0 in favor.

On motion by Kerry Gassler and seconded by John Maher to approve the meeting minutes of January 18, 2011. Roll call vote taken. Motion carried unanimously. Vote 7-0 in favor.

SOLICITOR'S REPORT

Ron Karasek stated that he did not have a written report this week. However, he mentioned that in the past month he has been working on the proposed zoning ordinance change, the signage issue with Petro Mart, and various Personnel Matters.

ENGINEER'S REPORT

Brian Pysher stated that the RPM Subdivision Plan that Council gave Conditional Approval for was not the same plan that was presented to Plainfield Township, according to Plainfield's review letter.

Wind Gap Borough reviewed the plan on February 7th, and a newly revised plan was submitted to Plainfield on February 10th. Brian discussed this matter with Art Swallow (Mr. Perrin's Engineer) who confirmed the plans had in fact changed. According to Mr. Pysher and Mr. Parsons RPM's revised plan does have some significant changes. Mr. Karasek suggested that Council should consider revoking the original granted Conditional Plan Approval, and additionally have the applicant go through the Planning Commission and Council process again.

On motion by George Hinton and seconded by Kerry Gassler, Council agreed to revoke RPM's original Conditional Plan Approval and have the newly revised plan recommended by the Planning Commission and considered by Council again. Motion carried unanimously. Vote 7-0 in favor.

In other business, Mr. Pysher stated that a precast concrete slab for the Firehouse generator will be ordered this week, the cost is \$125.00. Also, they drilled 1" holes in the Firehouse concrete, and discovered an existing 3-4 inch solid mass which is better than originally thought.

Mr. Pysher and Mr. Hinton mentioned that Longcore, Utica, Oak, and A Streets require much needed maintenance. Quantity costs are needed. A Street and Utica both need ADA ramps, this will not be cheap and can be very time consuming (especially Penn Dot approval). Brian stated that he will have some cost breakdowns for the workshop meeting.

NEW BUSINESS

On motion by John Maher and seconded by Kerry Gassler, Wind Gap Borough Ordinance #473 was adopted. Motion carried unanimously. Vote 7-0 in favor.

On motion by Dave Hess and seconded by John Maher, Council agreed to pursue their interest in establishing a Regional Police Department to consist of Wind Gap Borough, Plainfield Township, and Pen Argyl Borough. All in favor, except Kerry Gassler who abstained. Motion carried with a vote of 6-0-1.

OLD BUSINESS

Scott Parsons – workshop on March 22nd, Maintenance "F" Alley
Ron Karasek – animal control ordinance, police pension contribution, and Fire Co. matters
Dave Hess – status of newest part-time officer
Mayor Shoemaker – Part-time Police Officer needs to be sworn in and oriented

Joe Weaver – the Park Board at their last meeting passed some expenses from their budget and is requesting Council's approval to utilize their budget monies for a paint sprayer and stone.

On a motion by Joe Weaver and seconded by John Maher, Council approved a \$699.00 paint sprayer expense for the AA Field house area. Motion carried unanimously. Vote 7-0 in favor.

On a motion by Joe Weaver and seconded by Kerry Gassler, Council approved spending up to \$1,000.00 to restore and re-stone the driveway area to the Lower Field. Motion carried unanimously. Vote 7-0 in favor.

On motion by Tony Curcio and seconded by John Maher the meeting of March 7, 2011 was adjourned. Council agreed unanimously. Vote 7-0 in favor.

The meeting of March 7, 2011 adjourned at 8:18 p.m.

Darlene C. Plank, Asst. Borough Administrator